

BOARD BILL # 102 INTRODUCED BY: ALDERWOMAN DIONNE FLOWERS

1 An ordinance to repeal Ordinance No. 69926 and enacting in lieu thereof an ordinance authorizing
2 the sale of certain real property owned by the City of St. Louis and located in City Block 661E in the
3 City of St. Louis and containing a severability clause. This ordinance authorizing and directing the
4 Mayor and Comptroller of the City of St. Louis to execute, upon receipt of and in consideration of
5 the sum of One Hundred Eighty Thousand One Hundred Thirty Nine Dollars (\$180,139.00) and
6 other good and valuable consideration, a Quit Claim Deed to remise, release and forever quit-claim
7 unto GSC, LLC certain City-owned property located in City Block 661E .

8 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

9 **SECTION ONE.** Ordinance No. 69926 is hereby repealed.

10 **SECTION TWO.** The Mayor and Comptroller are hereby authorized and directed to execute, upon
11 receipt of and in consideration of the sum of One Hundred Eighty Thousand One Hundred Thirty
12 Nine Dollars (\$180,139.00) and other good and valuable consideration, a Quit Claim Deed, attached
13 hereto as **Exhibit A**, to remise, release and forever quit-claim unto GSC,LLC , certain City-owned
14 property .

15 **SECTION THREE.** The Mayor and Comptroller of the City or their designated representatives are
16 hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of
17 the City any and all additional certificates, documents, agreements or other instruments as may be
18 necessary, desirable, convenient or proper in order to carry out the matters herein authorized.

Date: 9/9/2016

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Board Bill # 102 Sponsor: Alderwoman Dionne Flowers

EXHIBIT A
QUIT CLAIM DEED

THIS DEED made and entered into this ____ day of _____ 2016, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, St. Louis, Missouri 63103, (Grantor), and GSC, LLC 101 Buchanan Street 63147, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Hundred Eighty Thousand One Hundred Thirty Nine Dollars (\$180,139.00) to be paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

See Exhibit 1 attached hereto and incorporated into this deed.

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS
(Grantor)

GCS, LLC
(Grantee)

Francis G. Slay
Mayor

By:

Peter W. Gunther

Darlene Green
Comptroller

Approved as to form:

Michael A. Garvin
City Counselor

Attest:

Parrie L. May
City Register

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2016, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and the Comptroller of the City of Saint Louis, respectively, and that they are authorized to execute this Quit-Claim Deed on behalf of the City of Saint Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of Saint Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

State of Missouri)
) ss.
City of St. Louis)

On this ____ day of _____ 2016, before me appeared Peter W. Gunther , to me personally known, and who executed the forgoing instrument, who being by me duly sworn did say that he/she executed said instrument as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

EXHIBIT 1
To Quit Claim Deed

Legal Description

A PARCEL OF GROUND IN CITY BLOCK 661-E, ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF FORMER DOCK STREET, 50 FEET WIDE WITH THE EASTERN LINE OF HALL STREET, 100 FEET WIDE; THENCE NORTH 68 DEGREES 15 MINUTES 12 SECONDS EAST 534.33 FEET, ALONG THE CENTERLINE OF SAID FORMER DOCK STREET, TO THE WESTERN LINE OF WHARF ESTABLISHED BY ORDINANCE 5403. AND TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 20 MINUTES 22 SECONDS WEST 182.96 FEET, ALONG THE NORTHERN LINE OF SAID CITY BLOCK, TO A POINT; THENCE 107.45 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1404.11 FEET AND A CHORD WHICH BEARS SOUTH 15 DEGREES 22 MINUTES 31 SECONDS EAST 107.42 FEET, TO A POINT; THENCE 20.78 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 256223.28 FEET AND A CHORD WHICH BEARS SOUTH 11 DEGREES 46 MINUTES 12 SECONDS EAST 20.78 FEET, TO A POINT; THENCE 275.62 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 995.65 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 17 MINUTES 33 SECONDS EAST 274.74 FEET, TO A POINT; THENCE 112.58 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 929.30 FEET AND A CHORD WHICH BEARS SOUTH 07 DEGREES 38 MINUTES 33 SECONDS WEST 112.51 FEET, TO A POINT; THENCE SOUTH 68 DEGREES 15 MINUTES 11 SECONDS WEST 98.95 FEET, TO A POINT IN THE WESTERN LINE OF SAID WHARF; THENCE NORTH 14 DEGREES 13 MINUTES 50 SECONDS WEST 493.25 FEET, ALONG THE WESTERN LINE OF SAID WHARF, TO THE CENTERLINE OF SAID FORMER DOCK STREET, AND TO THE POINT OF BEGINNING AND CONTAINING 80,062 SQUARE FEET OR 1.84 ACRES AS PREPARED BY PITZMAN'S COMPANY